

## SOLICITATION OF PROFESSIONAL SERVICES

STATE OF NEW JERSEY  
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C)

NEW PROJECT  
DPMC NUMBER: T0486-00  
NEW AGENCY SERVICES BUILDING AND ROAD TEST FIELD HOUSE  
WAYNE MOTOR VEHICLE COMMISSION  
WAYNE, NJ – PASSAIC COUNTY

THE DPMC IS SEEKING TO ENGAGE THE SERVICES OF AN ARCHITECTURAL FIRM AND CONSULTING TEAM TO PREPARE THE NECESSARY DESIGN DOCUMENTS TO CONSTRUCT A NEW AGENCY SERVICES BUILDING, INSPECTION LANE SERVICE CORE BUILDING AND ROAD TEST FIELD HOUSE AT THE WAYNE MOTOR VEHICLE COMMISSION FACILITY. IMPROVEMENTS SHALL INCLUDE DEMOLISHING THE EXISTING AGENCY SERVICES BUILDING, INSPECTION LANE SERVICE CORE BUILDING AND ROAD TEST FIELD HOUSE TO FACILITATE THE NEW BUILDINGS. THE 3 LANE INSPECTION BUILDING ADDITION ON THE WEST SIDE SHALL ALSO BE DEMOLISHED. REPLACING THE ROOF AND EXTERIOR METAL PANEL SYSTEM OF THE INSPECTION BUILDING IS ALSO INCLUDED. SITE IMPROVEMENTS INCLUDE IMPROVED VEHICULAR CIRCULATION PATTERNS, PARKING, LIGHTING, DRAINAGE AND LANDSCAPING.

THE WAYNE MVC FACILITY WAS CONSTRUCTED IN 1957 AND WAS RENOVATED IN 1988. THE FACILITY OCCUPIES APPROXIMATELY 15 ACRES. IT IS A FULL-SERVICE FACILITY HOUSING A MOTOR VEHICLE AGENCY, DRIVER QUALIFICATION CENTER, INSPECTOR TRAINING CENTER AND 7 VEHICLE INSPECTION LANES.

THE MOTOR VEHICLE COMMISSION DEVELOPED A "MODEL" AGENCY SERVICES BUILDING OF APPROXIMATELY 8,000 SF THAT HAS BEEN CONSTRUCTED AT 6 EXISTING LOCATIONS THROUGHOUT THE STATE. A LARGER EXPANDED AGENCY SERVICES BUILDING OF APPROXIMATELY 9,300 SF BASED ON THE ORIGINAL MODEL WAS CONSTRUCTED AT THE BAKERS BASIN FACILITY IN MERCER COUNTY. THE NEW AGENCY SERVICES BUILDING AT WAYNE SHALL BE MODELED AFTER THE BAKERS BASIN AGENCY SERVICES BUILDING AND MAY INCLUDE A SECOND STORY TO HOUSE ADDITIONAL MVC OPERATIONS. THE NEW INSPECTION LANE SERVICE CORE BUILDING AND ROAD TEST FIELD HOUSE SHALL BE SITE ADAPTATIONS OF THE BAKERS BASIN INSPECTION LANE SERVICE CORE BUILDING AND ROAD TEST FIELD HOUSE.

THE SCOPE OF WORK FOR THIS PROJECT CAN BE OBTAINED VIA THE DPMC WEB SITE AT [WWW.STATE.NJ.US/TREASURY/DPMC](http://WWW.STATE.NJ.US/TREASURY/DPMC).

THE CONSULTANT SHALL BE A FIRM PREQUALIFIED WITH THE DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C) IN ARCHITECTURE (DISCIPLINE CODE P001) WITH A \$15 MILLION OR GREATER RATING. THE FIRM SHALL HAVE IN-HOUSE CAPABILITIES OR SUB-CONSULTANTS PREQUALIFIED WITH THE DPMC IN ALL OTHER ARCHITECTURAL, ENGINEERING AND SPECIALTY DISCIPLINES NECESSARY TO COMPLETE THE PROJECT AS DESCRIBED IN THE SCOPE OF WORK.

PRELIMINARY TECHNICAL PROPOSALS (DPMC 48B), AN ORIGINAL AND FIVE (5) COPIES, ARE DUE TO DPMC NO LATER THAN 2:00 P.M., TUESDAY, OCTOBER 29, 2013 AND SHALL BE SUBMITTED TO THE ATTENTION OF CATHERINE DOUGLASS, CONSULTANT SELECTION COORDINATOR, CONTRACTS & PROCUREMENT, DIVISION OF PROPERTY MANAGEMENT & CONSTRUCTION, 33 WEST STATE STREET, 9<sup>TH</sup> FLOOR PLAN ROOM, P.O. BOX 034, TRENTON, NEW JERSEY 08625-0034. SUBMISSIONS RECEIVED AFTER 2:00 P.M., TUESDAY, OCTOBER 29, 2013 WILL NOT BE CONSIDERED. ONLY FIRMS CURRENTLY PREQUALIFIED WITH DPMC IN ARCHITECTURE WITH A \$15 MILLION OR GREATER RATING MAY SUBMIT. ALL JOINT VENTURE FIRMS MUST BE SEPARATELY

PREQUALIFIED IN ARCHITECTURE WITH AT LEAST ONE FIRM HAVING A \$15 MILLION OR GREATER RATING.

PLEASE NOTE THERE IS A MAXIMUM 40-PAGE LIMIT FOR PRELIMINARY TECHNICAL PROPOSALS (FORM 48B) SUBMITTED FOR THIS PROJECT. SUBMISSIONS EXCEEDING THE 40-PAGE LIMIT WILL NOT BE CONSIDERED.

PRELIMINARY TECHNICAL PROPOSAL FORMS (48B) ARE ALSO AVAILABLE ON THE DPMC WEB SITE AT [WWW.STATE.NJ.US/TREASURY/DPMC](http://WWW.STATE.NJ.US/TREASURY/DPMC).

ALL SUB-CONSULTANT(S) PARTICIPATING ON YOUR PROJECT TEAM MUST BE SEPARATELY PREQUALIFIED BY DPMC IN THE DISCIPLINE(S) FOR WHICH THEY WILL BE PROVIDING PROFESSIONAL SERVICES. IF NOT CURRENTLY PREQUALIFIED, A COMPLETED PREQUALIFICATION APPLICATION MUST BE RECEIVED BY TUESDAY, OCTOBER 29, 2013. PLEASE VISIT THE DPMC WEBSITE AT [WWW.STATE.NJ.US/TREASURY/DPMC](http://WWW.STATE.NJ.US/TREASURY/DPMC) TO OBTAIN A PREQUALIFICATION APPLICATION (FORM 48A) OR CONTACT THE PREQUALIFICATION UNIT AT (609) 633-3767.

THE CONSULTANT SELECTION COMMITTEE FOR THIS PROJECT WILL EVALUATE THE PRELIMINARY TECHNICAL PROPOSALS BASED UPON: DEMONSTRATION OF THE FIRM / PROJECT TEAM'S ORGANIZATION, AND THE FIRM / PROJECT TEAM'S EXPERIENCE ON PROJECTS OF A SIMILAR SIZE AND NATURE. PROJECT APPROACH, SCHEDULE, AND COST ESTIMATING/BUDGET CONTROL WILL BE INCLUDED FOR REVIEW OF THE TECHNICAL PROPOSALS.

INTERESTED FIRMS THAT MEET THE PREQUALIFICATION CRITERIA MAY OBTAIN AN RFP PACKAGE BY CONTACTING CATHERINE DOUGLASS OF DPMC AT (609) 777-3094 OR BY E-MAIL TO [CATHERINE.DOUGLASS@TREAS.STATE.NJ.US](mailto:CATHERINE.DOUGLASS@TREAS.STATE.NJ.US).

ALL COMPETING FIRMS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF P.L. 1975, C. 127 (N.J.A.C. 17:27), REGARDING NON-DISCRIMINATION REQUIREMENTS IN THE PERFORMANCE OF STATE CONTRACTS AND P.L. 2005, C. 51 CERTIFICATION AND DISCLOSURE OF POLITICAL CONTRIBUTIONS.

RICHARD M. FERRARA, ASSISTANT DEPUTY DIRECTOR  
CONTRACTS & PROCUREMENT  
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